

48-1-76

#1725

44-23

Corrective  
WARRANTY DEED

019813

KNOW ALL MEN BY THESE PRESENTS,

That **LIONEL J. GAGNON** of Waterville, in the County of Kennebec and State of Maine, **LAWRENCE GAGNON** of Denver, in the County of Denver and State of Colorado, and **GLORIA JEAN GAGNON** of Albuquerque, in the County of Bernalillo and State of New Mexico, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **LIONEL J. GAGNON**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **LIONEL J. GAGNON**, his assigns forever,

A certain lot or parcel of land with the buildings the hereon situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pipe driven in the ground in the westerly line of land described in the first lot or parcel of land conveyed to Lucie M. Grondin by Mary I. Whitcomb by deed dated November 8, 1945, and recorded in the Kennebec County Registry of Deeds in Book 830, Page 238; said pin being just sixty-four (64) feet northerly from the southwesterly corner of said first parcel of land described in the above mentioned deed, said sixty-four (64) feet measured in a northerly direction in said westerly line of above mentioned first parcel; thence northerly in said westerly line sixty-four (64) feet to said southwesterly corner of said first parcel of land; thence easterly in the southerly line of land described in first parcel of land to land of Mary I. Whitcomb; thence northerly in the westerly line of land of said Mary I. Whitcomb fifty (50) feet to an iron pin in said westerly line of said Mary I. Whitcomb; thence westerly to the point begun at.

Also a right-of-way in common with others over a strip of land six (6) feet in width next easterly along the easterly side of the first parcel of land described in said deed from Mary I. Whitcomb to the said Lucie M. Grondin from Western Avenue to the southerly boundary of land hereby conveyed. Excepting and reserving to the said Mary I. Whitcomb, her heirs and assigns, a right-of-way in common with others over a strip of land six (6) feet in width lying next westerly of the easterly boundary of the first parcel above mentioned and extending from Western Avenue to the southerly boundary of the land hereby conveyed. Together with a right-of-way in common with others over a strip of land ten (10) feet in width lying next northerly of land hereby conveyed and extending the whole length of said northerly line.

Meaning and intending hereby to convey the premises acquired by the within Grantors by deed dated June 20, 1991, and recorded in the Kennebec County Registry of Deeds. The Grantees in this deed were erroneously described in their individual names rather than the "Lionel J. Gagnon Revocable Trust". This deed is made for the purpose of correcting this error and to enable Lionel J. Gagnon to execute a new deed to the "Lionel J. Gagnon Revocable Trust".

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **LIONEL J. GAGNON**, his heirs and assigns, to his and their use and behoof forever.

And we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

44-23

In Witness Whereof, we the said LIONEL J. GAGNON, LAWRENCE GAGNON and GLORIA JEAN GAGNON, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seal this 9th day of August, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered  
in the presence of:

<u>Lionel J. Gagnon</u>	<u>Lionel J. Gagnon</u>
<u>Lionel J. Gagnon</u>	<u>Lionel J. Gagnon</u>
<u>Lawrence Gagnon</u>	<u>Lawrence Gagnon</u>
<u>Lawrence Gagnon</u>	<u>Lawrence Gagnon</u>
<u>Gloria Jean Gagnon</u>	<u>Gloria Jean Gagnon</u>
<u>Gloria Jean Gagnon</u>	<u>Gloria Jean Gagnon</u>

STATE OF MAINE  
KENNEBEC, SS.

August 9, 1991

Personally appeared the above named LIONE. J. GAGNON, LAWRENCE GAGNON and GLORIA JEAN GAGNON and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg  
Notary Public  
Print Name:  
My Commission Expires:



Natalie P. Bragg  
Notary Public  
My Commission Expires  
12/18/94

RECEIVED KENNEBEC SS.

1991 AUG 30 AM 9:00

ATTEST: Thomas Reed Means  
REGISTER OF DEEDS